



LEGEND

MAPPING / SITE	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINES
	EASEMENTS
	CENTER LINE
	CURB AND GUTTER
	EXISTING CONTOURS
	PROPOSED CONTOURS

PROPOSED UTILITIES	
	STORM DRAIN PIPE
	FLARED END SECTION
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	RIP RAP
	UNDERDRAIN

EXISTING UTILITIES	
	STORM DRAIN PIPE
	IRRIGATION DRAIN
	FLARED END SECTION
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	RIP RAP

GRADING	
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT WITH FEATURE (GB-GRADE BREAK, ETC.)
	PROPOSED GRADE
	EXISTING GRADE

NOTES

- SPOT ELEVATIONS ON THE ROAD ARE TO FINISHED SURFACE. CONSULT THE SOILS REPORT FOR PAVEMENT SECTION. SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO TOP BACK OF CURB.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- ALL DISTURBED AREAS NOT PAVED SHALL BE RE-VEGETATED.
- THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100-YEAR STORM ELEVATION OF ADJACENT STREETS. CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES. MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100-YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A FINAL GRADING PLAN ARE TO BE SHOWN.

BY:	DATE:
REVISIONS	
NO.	



PROJECT MANAGER: R. LAUER
 SUBMITTAL DATE: 11/18/2025

NORTHGATE LAKE SEVERANCE, COLORADO
 OVERLOT GRADING PLAN

REVIEW SET NOT FOR CONSTRUCTION
 The engineer preparing these plans will not be responsible for or liable for unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
 HORIZ: 1" = 40'
 VERT: N/A

SHEET:
 11 OF 341

PROJECT NO. 1155-003

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